

Industrial Space

175 Outerbelt Street, Columbus, OH 43213

Extremely well maintained and recently renovated standalone office/warehouse building for lease. Approximately 7,400 square feet total with 2,930 square feet of newly expanded office space. Warehouse is served by three (3), 12'w x 14'h drive-in doors and 15'-17' clear height. Building is situated on 1.876 acres and has two curb cuts for access to circulate around the entire building, and fenced/secured rear truck court. Great east side location off I-270 and Broad Street.

Building SF: $7,400 \pm SF$

Sale Price: Negotiable

Lease Rate: Negotiable

Operating Expenses: \$2.65/SF

(Estimated 2025)

Year Built: 1995/Renovated 2021

Land Site: 1.876 acres total

Building Amenities

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Office: 2,930 ± SF total

• Warehouse: 4,470 ± SF total

• Clear Height: 15' – 17'

• Drive-in doors: Three (3) 12' x 14' overhead doors

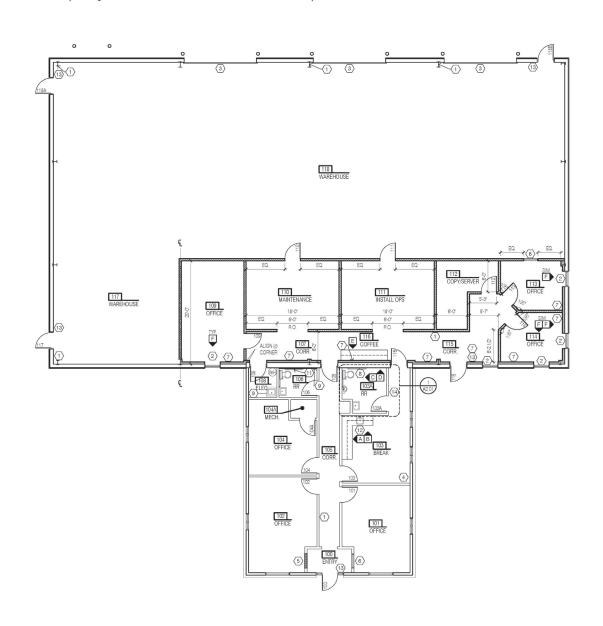
• Car Parking: 10 striped car parking space (1 handicap parking space)

Fully fenced and gated rear truck lot

• 3 phase, 4 wire, 480/277 volt, 400 AMP electrical service

• Warehouse Heat: Gas forced Reznor heaters

• Office HVAC: Two split systems to service the front office space



Site Plan

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Access Map

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